

## \$768,000 - 1380 Cunningham Drive, Edmonton

MLS® #E4437861

**\$768,000**

6 Bedroom, 4.00 Bathroom, 2,607 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

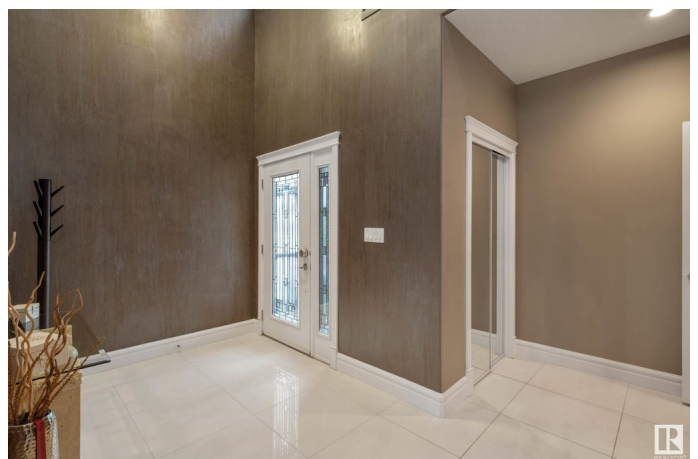
IMMACULATE...spanning over 3,600 sq ft of luxurious living space, this 6 bed, 4 full bath home, located across from Callaghan Park and steps to Blackmud Creek Ravine, is BETTER THAN NEW! Open concept main floor with porcelain tile, hardwood, crown mouldings, gas fireplace, bedroom (office?), adjacent 3-pce bath & gourmet kitchen with granite, mosaic tile, under-cabinet lighting, and stainless steel appliances throughout. Upstairs: spacious primary suite, 5-pce ensuite, walk-in, 3 beds, bath & bonus room. Enjoy the basement games room with wet bar area, pool table, dart board, 3D TV, 6th bedroom & 4th bath. Additional features: matching upscale finishes on all levels including granite & soft close cabinetry, built in vacuum system with kitchen sweep, motorized solar blinds, multi-zone/level AC/heating, tankless endless hot water, garden beds with irrigation, fire table on deck with retractable roof, stamped concrete driveway, 220V power panel & hot/cold taps in garage. The perfect multigenerational home!

Built in 2014

### Essential Information

MLS® # E4437861

Price \$768,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,607                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1380 Cunningham Drive |
| Area        | Edmonton              |
| Subdivision | Callaghan             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 2R6               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                                  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 55        |

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Listing information last updated on May 25th, 2025 at 5:47pm MDT